



**PLANNING COMMISSION  
MINUTES  
NOVEMBER 21, 2017**  
*PLEASE TURN CELL PHONES TO VIBRATE*

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**Present:** L. Glamann, R. Eldred, M. Nemeth, S. Franks, Solicitor Farley and Engineer Tresslar & L. Hines

**Absent:** W. Errico, R. Hough

**MINUTES**

R. Eldred made a motion to approve the October 17, 2017 minutes as presented. M. Nemeth second the motion. With no further discussion the motion was carried with L. Glamann abstaining. He was not at that meeting.

**OLD BUSINESS**

none

**NEW BUSINESS**

**INFORMAL**

1. Wayne Day questioned needing a land development for a shed on his property of Delaware Ridge. He went on to explain many of the businesses need some extra space for storage and don't have the money to do a land development. He feels this is something that effects most all the businesses in town. In our township most of the businesses are made over old houses that do not have basements or attics that would allow storage. M. Nemeth had an interpretation that would allow a "temporary shed" on a commercial property without a land development. The Solicitor said he could defend it with either interpretation. The Solicitor suggested



amending the ordinance so it is clear that one shed per commercial property would be allowed. “Each commercial property can only have 1 non-permanent structure of 200 sq. ft. or less.” The Solicitor will draft an amendment and send it to Engineer Tresslar for review along with the Planning Commission. Mr. Day will have to wait until the amendment is done to move the shed to his property.

2. Holy Trinity’s addition to their pantry area. Pastor Nelson was present to represent the Holy Trinity Church on the addition. He announced the addition is to be 972 sq. ft. to their pantry area. He is not prepared for the land development tonight but out of respect wanted the Commission/ township to know where they are with the project. The Pastor said they were waiting for the LSA Grant approvals to give them the reset of the money they need for the expansion. They had a private donor that gave them \$70,000 towards the addition, the church made up the rest from donations but the grant would certainly help the budget a lot. Commissioner Osterberg was the one who suggested they apply for the grant. The Pastor had said that they don’t just distribute the food but talk to the people to see how they are doing. They have 10% of the people are seniors, 30% are disabled, 30% are just poor, and 20% are veterans. They check to make sure they aren’t getting food from any other pantry. He asked if any one had a question on the addition. No one did.

## **LOT IMPROVEMENT**

R. Eldred made a motion to send an incomplete letter to the Skorostensky’s of Birchwood 2-1-63A citing the deed and map do not match. One of the second’s is .06 vs .05. M. Nemeth second the motion. With no further discussion the motion was passed unanimously.

## **ORDINANCES**

1. Medical Marijuana – The Solicitors proposed ordinance. The Chairman had some suggestions and concerns in looking at the ordinance. The Solicitor stated in came from North Hampton County and was a starting point to work from. The Chairman thought it should run along the lines of the Adult Business section of the ordinance. The Solicitor suggested it



have acres, zoning district, processing location and restrictions, the restrictions on the selling facility. Since the Commission hadn't finished reading the proposed ordinance they are to read it and note any suggestions they might have for the next meeting.

2. 107 – SALDO updates from the Engineer. The Engineer went through his comments one at a time explaining his reasoning behind his comment. Engineer Tresslar noted that everywhere there was a reference to subdivision he added land development. He did feel land development should be taken out of the ordinance as a definition since it is in 901 the Definition Ordinance. The Commission did agree. They asked Mr. Tresslar to do the amendment since this is a more technique ordinance. He asked the Secretary to send a word copy of the ordinance to him so he could make the changes and show what was being changed. R. Eldred made a motion to have Engineer Tresslar make the changes to Ordinance 107. L. Hines second the motion. With no further discussion the motion was passed unanimously.
3. Uses not provided for – **TABLED** - for review as not recommended yet
  - a. when doing the designated zone Planning determined some to have specific standards such as 5 acres - where to put the 5 acre requirement? Is this standard all we're putting as specific standard?

## **ADJOURN**

R. Eldred made a motion to adjourn at 8:05 pm. M. Nemeth second the motion. With no further discussion the motion was approved unanimously.

Respectfully submitted,

*Sharon Franks*

Sharon Franks, Planning Secretary